

Chapter 19.880***Transportation Demand Management Regulations*****19.880.010 Purpose**

The purpose of this Chapter is to provide regulations to protect the public health, safety and welfare by reducing air pollution caused by vehicle trips and vehicle miles traveled.

19.880.020 Definitions

For the purposes of this Chapter the following words and phrases shall have the following meanings respectively ascribed to them by this Section:

- A. *"Alternative work schedule"* means a variation from the traditional five-day/forty-hour work week to either a four-day/forty-hour or nine-day/eighty-hour work schedule.
- B. *"Applicable development"* means any use that requires a building permit, a tenant improvement permit, a conditional use permit or MP plot plan approval.
- C. *"Flex-time"* means allowing employees to alter regular hours of work by extending the work day in the morning or evening or both to accommodate vehicle trip mode shifts from single occupancy vehicles.
- D. *"Parking management"* means an action taken to alter the supply, operation and/or demand of parking facilities to force a shift from the single occupant vehicle to carpool, vanpool or other transportation mode.
- E. *"Rideshare"* means a transportation mode with multiple occupants per vehicle.
- F. *"Telecommuting"* means the employee foregoes a trip to the normal work site and instead works from home or from a satellite office near home.

19.880.030 Applicability to New Employment

Applicable development as defined above shall be screened to determine if it will generate one hundred or more employees and be subject to the requirements of this Chapter. For screening purposes, the table below states the amount of gross building square footage in the various land use categories needed to generate one employee.

LAND USE CATEGORY	GROSS SQUARE FEET/ EMPLOYEE
Retail Commercial	500 square feet/ employee
Office/Professional	250 square feet/employee
Industrial/Manufacturing	500 square feet/employee
Warehouse	1,000 square feet/employee
Hotel/Motel	.5 employee/guest room

LAND USE CATEGORY	GROSS SQUARE FEET/ EMPLOYEE
Hospital	300 square feet/employee

For mixed-use developments the project employment factor shall be based upon the proportion of the development devoted to each land use.

19.880.040 Trip Reduction Plans

The owner or representative of all new developments or businesses generating one hundred or more employees as determined by Section 19.880.030 (Applicability to New Employment) shall prepare and submit to the City of Riverside Planning Division a trip reduction plan to reduce work-related vehicle trips by six and one-half percent from the number of trips related to the project as indicated in the most current edition of the Trip Generation Handbook published by the Institute of Traffic Engineers (ITE) (increasing to twenty percent by the year 2000 and to thirty percent by the year 2006). Quantification of applicable trip reduction measures shall be determined by utilizing the most current version of the AQMD's Implementation of Transportation Demand Management Actions document or other acceptable methodology.

- A. Methods to Achieve Vehicle Reduction Targets. Any combination of the following methods may be incorporated into trip reduction plans to achieve the required vehicle reduction targets:
1. Alternative work schedules/flex-time;
 2. Preferential parking for carpool vehicles;
 3. Bicycle parking and shower facilities;
 4. Information center for transportation alternatives;
 5. Rideshare vehicle loading areas;
 6. Vanpool vehicle accessibility;
 7. Bus stop improvements;
 8. On-site child care facilities;
 9. Facilities and equipment to encourage tele-commuting;
 10. Telecommuting programs;
 11. Local transportation management and roadway improvements;
 12. Contributions to funds for regional facilities such as park-and-ride lots, multi-modal transportation centers, satellite work centers, etc.;

13. On-site amenities such as cafeterias, restaurants, automated teller machines and other services that would eliminate the need for additional trips;
14. Transit incentives for employees such as subsidy of bus passes, additional pay for carpoolers, flexible work times, etc.;
15. Elimination of free parking for employees;
16. Video-conferencing facilities and equipment (additional credit will be given if policies are included to make facilities available to other businesses);
17. Purchase and use of low and/or ultra-low fleet vehicles for applicable companies;
18. Plans for delivery of goods at off-peak times for applicable businesses; or
19. Plans and facilities for centralized deliveries of goods for multi-tenant facilities.

19.880.050 Trip Reduction Plan Submittal Requirements

For new developments, trip reduction plans shall be submitted to the Planning Division before the City will issue a certificate of occupancy for the development. Should the applicant and the Planning Division fail to reach agreement on the trip reduction plan, the owner or representative of the development or business may file appeal to the City Council through the established procedure.

19.880.060 Noncompliance

Noncompliance with the provisions of this Chapter shall result in the withholding by the City of the certificate of occupancy for such new development or business.